



# 8 Sadlers Walk, Emsworth, PO10 8JR



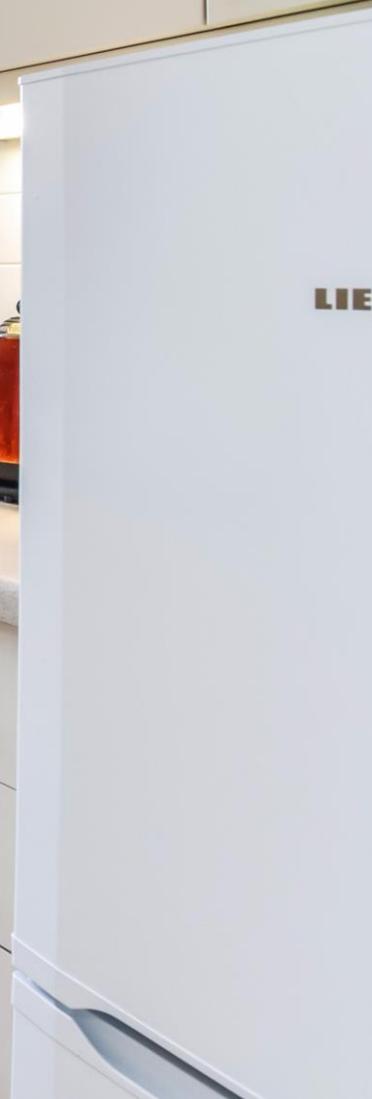
ATTRACTIVE SEMI-DETACHED HOUSE - NO FORWARD CHAIN.... An attractive Three Bedroom, Semi-Detached home located on this popular residential development, much requested by those wishing to benefit from a short walk to Peter Pond, Emsworth Mill Pond or stroll into Emsworth Town Centre.

There is a spacious entrance hall. The double aspect Sitting Room has a fireplace and a pretty, front bay window. The Dining Room has a patio door opening on to the rear patio. Upstairs there are Three Bedrooms, the main bedroom with En-suite and fitted cupboards. The Rear Garden is private & enclosed and there is a Garage.

- SEMI DETACHED HOUSE
- NO FORWARD CHAIN
- SHORT WALK TO EMSWORTH TOWN CENTRE
- DOUBLE ASPECT SITTING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM & EN-SUITE
- ENCLOSED REAR GARDEN
- GARAGE

Asking Price  
£475,000  
Freehold





# ACCOMMODATION

## Ground Floor:

- Entrance Hall
- Cloakroom
- Sitting Room with fireplace
- Dining Room
- Kitchen



## First Floor:

- Bedroom One with Ensuite
- Bedroom Two
- Bedroom Three
- Family Bathroom

## External:

- Enclosed Rear Garden with side access (patio, lawn, borders)
- Shed
- Garage

EPC: D

Council Tax: E





## LOCATION

Emsworth is located on the upper reaches of Chichester Harbour, a National Landscape (formerly AONB), and has an excellent range of local shops & amenities including Co-op, post office, doctor/dentist surgeries and pubs/cafés. It has a thriving community and is popular for its sailing, and Art Events.

There are main line railway links to London, Portsmouth & Brighton from Havant, and its within easy reach of the A3, A27 and Cathedral City of Chichester. Chichester is renowned for its Festival Theatre and events on the Goodwood Estate.

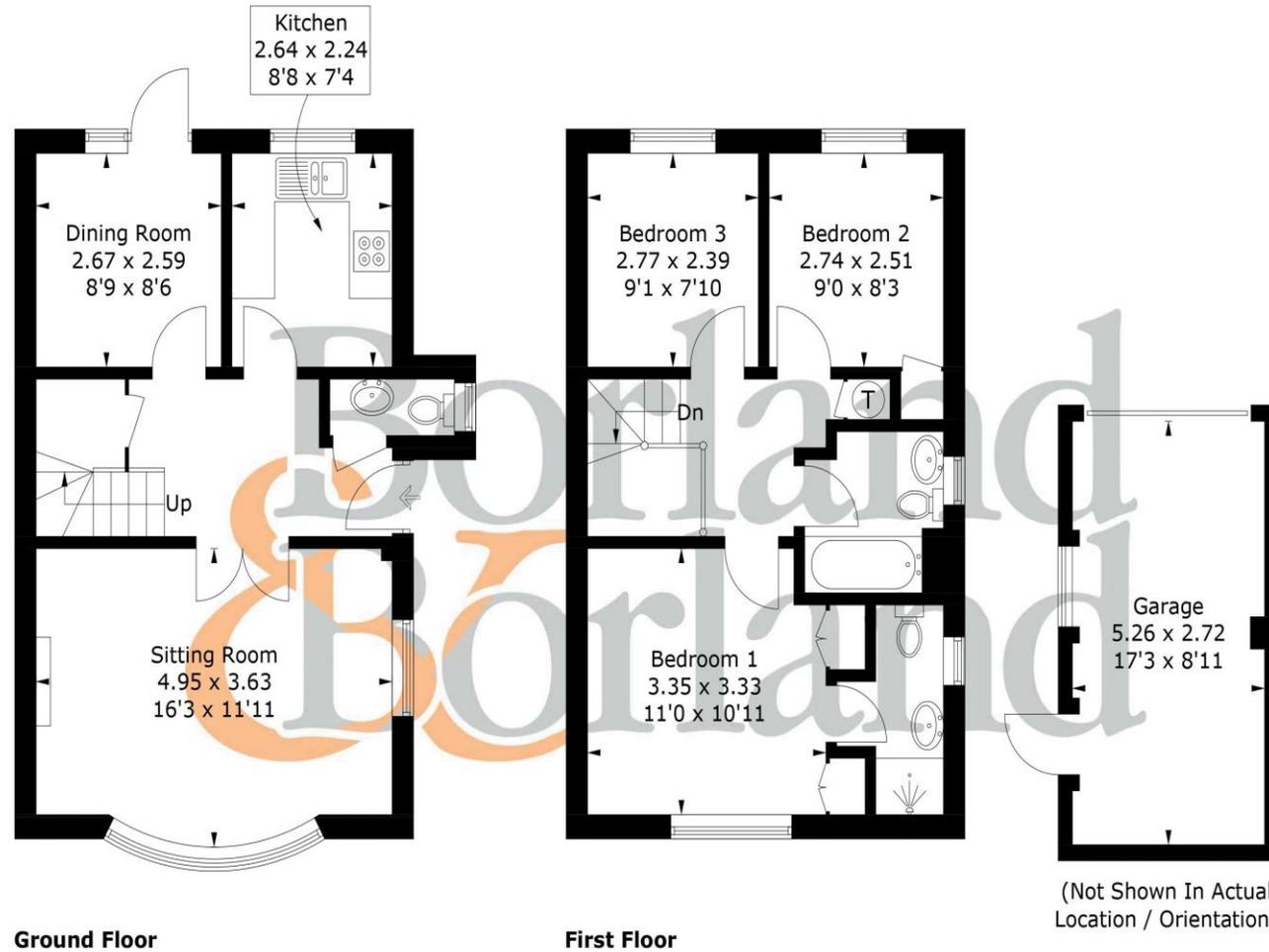
The harbour is prized for its wildlife & bird life, and is a popular spot for recreational sailors, naturalists and walkers.





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Approximate Gross Internal Area = 83.6 sq m / 900 sq ft  
 Garage = 14.2 sq m / 153 sq ft  
 Total = 97.8 sq m / 1053 sq ft



**Directions**  
 SAT NAV: PO10 8JR

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1145768)

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